

EXECUTIVE SUMMARY
YORK COUNTY ANNUAL ACTION PLAN
Period: April 1, 2018 thru March 31, 2019

York County’s Consolidated Plan is a comprehensive five (5) year plan (2015-2019) that identifies the needs of low and moderate income persons, as well as establishes objectives and outcomes for the County, and presents a strategy to address those needs and objectives. Within the Plan, long-term housing and community development goals and objectives, which focus on developing viable communities throughout the County, are established. The Plan also identifies an array of programs, agencies, and financial resources that are available to assist in meeting the established goals.

The County must supplement the Consolidated Plan with an *Annual Action Plan*. The purpose of the Annual Action Plan is to prioritize goals for the ensuing year in an effort to address the objectives and outcomes outlined in the Consolidated Plan. The Annual Action Plan sets forth the specific projects and activities that will be undertaken in a given year to progress toward meeting identified needs, goals, and objectives.

Each year, upon Congressional approval, the U.S. Department of Housing and Urban Development (HUD) allocates housing and community development funds to York County through three (3) entitlement grant programs. These entitlement programs include the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership Act (HOME) Program, and the Emergency Solutions Grant (ESG) Program. The funds are administered by the York County Planning Commission, Housing, Community Development, and Program Management and Compliance Divisions, under the direction of the County Commissioners.

For Program Year 2018, the County of York will receive \$1,900,000.00 in CDBG funds, \$550,000 in HOME funds, \$595,835.00 in Continuum of Care (CoC) funds, and \$177,000.00 in ESG funds for a grand total of \$3,222,835.00. The proposed use of funds is summarized on the following pages, and it is expected that 90% of the activities will benefit low/mod income persons.



I. FINANCIAL RESOURCES: (Estimated)

A. CDBG Entitlement	\$	1,900,000
B. CDBG Revolving Fund	\$	100,000
C. CDBG Program Income	\$	<u>2,000</u>
Subtotal A. & B.		\$ 2,002,000
D. HOME Entitlement	\$	550,000
E. Affordable Housing Trust Fund (local)	\$	250,000
F. ESG Entitlement	\$	177,000
G. Continuum of Care	\$	595,835
H. Weatherization	\$	<u>900,000</u>
Subtotal C. - H.		\$ 2,472,835
GRAND TOTAL		\$ 4,474,835

A. CDBG PROGRAM ACTIVITIES:

A. Program Administration (17%)		\$340,600
1. Program Administration (Personnel & Operating)*	\$330,600	
2. Jewish Community Center - Diversity Education	\$10,000	
B. Housing Assistance Program (36.5%)		\$730,000
1. Home Improvement Program (Loan Program)*	\$100,000	
2. Home Improvement Program (Grant Program)	\$40,000	
3. Project Delivery (Personnel & Operating)	\$350,000	
4. HOME Program Housing Development Assistance	\$50,000	
5. HOME Program York Homebuyer Assistance Program (YHAP) Delivery	\$20,000	
6. HOME Program YHAP Delivery - Lancaster Housing Partnership	\$20,000	
7. HOME Development/Rehabilitation	\$150,000	
C. Public Services (5.5%)		\$110,000
1. Mason Dixon Community Services - Delta Center Emergency Family Svs	\$25,000	
2. Bell Socialization Services - Renter Counseling	\$25,000	
3. Lancaster Housing Partnership - Housing Counseling	\$20,000	

4. York County Literacy Council - Adult Learner Services	\$10,000	
5. York County Human Services Dept. - Family Group Decision Making	\$10,000	
6. Penn-Mar Southern Community Services -Emergency Family Services	\$20,000	
D. Public Facility & Infrastructure Improvements (34.5%)		\$690,000
1. Delta Borough - Chestnut Street Reconstruction (Chapel to Pendyrus)	\$90,000	
2. Felton Borough - 70 Main St. Acquisition & Demolition	\$40,000	
3. Franklintown Borough - Fire House St. And West Avenue Reconstruction	\$75,000	
4. Hanover Borough - Good Field Complex	\$25,000	
5. Manchester Borough - High St. & E. Parkview Rd. Handicapped Curb Cuts	\$50,000	
6. North York Borough - 5 th Ave & N Queen Street C/S Reconstruction	\$110,000	
7. New Salem Borough - W. George St. Curb/Sidewalk Improvements	\$100,000	
8. Yoe Borough - E. Philadelphia St. Curb/Sidewalk/Stormwater Imp.	\$100,000	
9. Yoe Borough - Main St. Curb/Sidewalk Improvements	\$100,000	
E. Planning (2.0%)		\$40,000
1. Delta Borough - Zoning Ordinances Update	\$10,000	
2. Dover Township and Borough - Joint Comprehensive Plan Update	\$15,000	
3. York County Planning Commission - County Comprehensive Plan Update	\$15,000	
F. Unprogrammed Funds (4.5%)		\$91,400
	CDBG Total	\$2,002,000
<i>*The County estimates that it will receive \$2,000 in program income, which will be used for CDBG Program Administration. Additionally, the County estimates that it will generate \$100,000 in Revolving Loan Fund monies from the repayment of CDBG funded Home Improvement Program (HIP) loans. The funds are to be used for additional homeowner rehabilitation activities through the Home Improvement Program..</i>		

The above list of activities/funding amounts is subject to change if the County's actual CDBG allocation is less than the estimated amount.

The following “**Short List**” activities, as set forth in the 2018 - 2020 Three Year Funding Component of the County's Consolidated Plan, will be considered as CDBG funding allows:

Municipality	Public Facility and Infrastructure
Redevelopment Authority of the County of York	Blight remediation /removal for properties to be identified by the Redevelopment Authority
Dillsburg Borough	Gettysburg St. Curb/Sidewalk/Stormwater/Roadway Imp
Railroad Borough	E. Main Curb/Sidewalk

Municipality	Public Facility and Infrastructure
Wellsville Borough	Warrington St. Curb/Sidewalks
Yorkana Borough	Valley View Road Drainage Improvements
Windsor Township	ADA doors
Lower Windsor Township	ADA doors

B. HOME PROGRAM & AFFORDABLE HOUSING TRUST FUND ACTIVITIES:

HOME project applications are solicited from non-profit and for-profit developers for the preservation, rehabilitation and new construction of affordable housing units and are submitted to the York County Loan Committee and York County Commissioners for review and approval. The County will fund the following affordable housing development activities with its HOME funds in Program Year 2018.

- 1. Sparrows Way – Dover Township: New construction of a twenty-three (23) unit affordable workforce housing community located at 2150 Pineview Drive in Dover Township (\$440,000 HOME)**
- 2. Stone Ridge Commons – Springettsbury Township: New construction of a two building, thirty-four (34) unit general occupancy affordable rental community located along Cinema Drive in Springettsburg Township (\$600,000 HOME)**

The County may also fund a First Time Homebuyer Program and program administration from HOME/Affordable Housing Trust Fund.

HOME Program*	\$ 550,000
Affordable Housing Trust Fund (AHTF)	\$ 250,000

HOME/AHTF Total	<u>\$ 800,000</u>
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* 15% of funds must be obligated to and spent by a Community Housing Development Organization (CHDO)

C. EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM ACTIVITIES:

The 2018 Emergency Solutions Grant (ESG) Program has been developed in consultation with the York City and County Continuum of Care Committee (CoC) PA-512. The CoC reviewed and approved goals, action steps, written standards, and an allocation plan for the 2018 - 2020 Three Year Project Plan. Based on the projected amount, the following grant awards were approved for Program Year 2018.

A. Shelter Operations (20%)		\$35,400
1. YMCA of York and York County. Operating expenses for the Men’s Emergency Shelter, York City	\$16,148	
2. YWCA of York. Operating expenses for the ACCESS-York Emergency Shelter, York City	\$19,252	
B. Homeless Prevention (3%)		\$4,425
1. Bell Socialization Services - HP Rental Assistance	\$4,425	
C. Rapid Re-housing (70%)		\$123,900
1. Bell Socialization Services - RRH Rental Assistance	\$123,900	
D. Program Administration (8)		\$13,275
1. York County Planning Commission	\$13,275	
	ESG Total	\$177,000

ESG Total \$177,000

D. CONTINUUM OF CARE (CoC) PROGRAM ACTIVITIES:

The York City and County Continuum of Care (CoC) PA-512 develops and implements York’s 10-Year Plan to End Homelessness by identifying the needs of the homeless and coordinating resources. Being engaged in the CoC allows the County to submit applications to HUD in a competitive process for supportive housing and homeless assistance programs.

The 2017 York City and County CoC PA-512 application for 2018 CoC funding was submitted in September 2017 to HUD. The CoC PA-512 awards will be announced in the

1st Quarter of 2018. The following CoC projects were submitted by the County and included in the CoC application:

1. Homeless Management Information System (HMIS); 1-Year \$ 147,482
2. Coordinated Entry; 1-Year \$ 40,000
3. CoC Rapid Rehousing (RRH) Rental Assistance Program; 1-Year \$ 66,987
4. CoC RRH Medium-Term Rental Assistance Program; 1-Year \$ 261,366
5. Coordinated Entry - Expansion; 1-Year \$ 80,000

CoC Total **\$ 595,835**

E. WEATHERIZATION PROGRAM:

The York County Weatherization program proposes to provide standard and crisis weatherization services including furnace modifications, energy saving measures and health and safety improvements to citizens of York County with YCPC employees and private contractors. It is expected that participants will see a reduction in their annual energy usage a minimum of 15 percent per year. Over 200 households will be assisted during the Program Year.

WEATHERIZATION Total **\$ 900,000**

GRAND TOTAL **\$ 4,474,835**

F. OBJECTIVES AND OUTCOMES:

Within the 2018 York County Annual Action Plan, the County identifies compliance with local housing and community development priority needs and objectives contained in its Consolidated Plan, and, in addition, HUD objectives and outcomes established in the CPD Performance Measurement System in accordance with Federal Register Notice dated March 7, 2006. York County expanded upon its own local housing and community development priority needs identified in the Consolidated Plan by implementing the new HUD CPD Performance Measurement System on October 1, 2006. The Consolidated Plan was amended to reflect the new measurement system with the submission and approval of the 2007 York County Annual Action Plan.

The proposed projects and activities identified in the Action Plan shall comply with all local housing and community development priority needs and HUD objectives and outcomes for the CDBG, HOME and ESG federal entitlement programs administered by York County as outlined in the Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	YORK COUNTY	York County Planning Commission
HOME Administrator	YORK COUNTY	York County Planning Commission
ESG Administrator	YORK COUNTY	York County Planning Commission

Table 1 – Responsible Agencies

Narrative (optional)

Each year, upon Congressional approval, the U. S. Department of Housing and Urban Development (HUD) allocates housing and community development funds to York County through three (3) entitlement grant programs - CDBG, HOME and ESG. The funds are administered by the York County Planning Commission; Housing, Community Development, and Programs Management and Compliance Divisions, under the direction of the York County Commissioners.

Consolidated Plan Public Contact Information

York County Planning Commission

Division of Programs Management and Compliance

28 East Market Street, 3rd Floor

York, PA 17401-1580

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

York County Planning Commission, as an important part of its Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs, has developed and used a Citizen Participation (CP) Plan to assist the County Commissioners to develop programs and to obtain citizen participation and municipal/agency consultation in program planning, amendments, implementation and evaluation. The Plan was followed for the consultation phase of the Consolidated Plan process. Supplementing the actions followed per the CP Plan, the County engaged in an extensive outreach effort to ensure inclusion of all public and private stakeholders, which included public meetings, municipal/agency surveys, and York Housing Advisory Commission (YHAC) subcommittees and CoC presentations and discussion.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The County distributed a Community Development Needs Survey to community service providers including housing and health services. Providers were given the opportunity to rank various needs and to provide us with additional comments. The County’s presence at numerous agency and committee meetings throughout the year fosters cooperation and coordination between agencies. Specifically, the Continuum of Care sub-committee of the York Housing Advisory Commission is making a conscious effort to coordinate agency activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

York County Planning Commission (YCPC) serves several roles that assist in the coordination between the Consolidated Plan and the efforts to address the needs of homeless persons and persons at risk of homelessness. In addition to being the Consolidated Plan agency for York County, YCPC serves as the lead agency for the York City/County CoC and is responsible for the final coordination of efforts to address homelessness that culminates in the annual application for HEARTH funding to HUD. YCPC also took the lead on the creation and implementation of a 10 Year Plan to End Homelessness in the community. For data analysis purposes, YCPC is also the Homeless Management Information System (HMIS) lead agency for the York City/County CoC. As lead agency, 10 Year Plan organizing agency, and HMIS lead agency, the YCPC is able to closely monitor trends and incorporate data into the local goals to end homelessness and serve those at risk of homelessness.

The CoC and YCPC work closely with agencies that release to homelessness such as healthcare, foster care, mental health and corrections institutions through the work of sub-committees attending to the 10 Year Plan goals, as well as through membership in the CoC which keeps lines of communication open.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The York County Planning Commission (YCPC) utilizes the CoC Board and its approval process (as laid out in the CoC Governance Charter) to account for and distribute ESG funds in York County. The CoC provides a structure for discussion of the primary needs that the ESG funding stream can cover, as well as a voting board to assure that ESG funds are distributed and expended in the way that best serves the community. Performance standards and outcomes are also addressed at the CoC level, which allows York County to create and measure similar goals for ESG and CoC funding, and to serve those who are experiencing or at risk of homelessness in the most effective manner. For HMIS funding, policies, and procedures, all decisions regarding HMIS funding, distribution of data, participation and policies/procedures for use are discussed monthly at the CoC meetings. CoC Board votes on changes/additions/deletions to the HMIS, and a sub-committee of the CoC exists to assist with those changes. The HMIS sub-committee includes membership from the provider agencies utilizing the software, as well as the System Administrator (who is employed by YCPC).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BELL SOCIALIZATION SERVICES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during focus groups for the Consolidated Plan and continues to be consulted through the Continuum of Care process.
2	Agency/Group/Organization	Community Progress Council
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during the focus groups for the Consolidated Plan and continues to be consulted through the Continuum of Care process and through various contacts/meeting regarding the homebuyer and counseling services provided by CPC.
3	Agency/Group/Organization	YWCA of York and York County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is a part of the CoC consultation process.
4	Agency/Group/Organization	YWCA of Hanover
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process.
5	Agency/Group/Organization	YMCA of York and York County
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process.
6	Agency/Group/Organization	York Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process.
7	Agency/Group/Organization	YORK COUNTY HUMAN SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process as well as a major community funder for homeless services through Pennsylvania state HAP/HSDf funds.
8	Agency/Group/Organization	Wellspan Health
	Agency/Group/Organization Type	Services-Health Health Agency Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process.
9	Agency/Group/Organization	Family First Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is part of the CoC consultation process.

Identify any Agency Types not consulted and provide rationale for not consulting

All types of agencies have been consulted through various outreach activities including, but not limited to, initial focus groups, group discussions, surveys and on-going contact as part of the grant process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	York County Planning Commission	The York County Planning Commission is the lead agency for both the York Continuum of Care 10-Year Plan and County Consolidated Plan process, the homeless needs and strategy to address homelessness are consistent. The Planning Commission also implements the County's HMIS and utilizes the system for data analysis and local service planning for both the York CoC 10-Year Plan to End Homelessness and Consolidated Plan
York County Fair Housing Analysis	York County Planning Commission	The County's Analysis of Impediments to Fair Housing Choice is a document that is thoroughly analyzed during the Consolidated Plan process to ensure goals and strategies are consistent when assessing the barriers to housing choice and affordable housing.
10-Year Plan to End Homelessness Among Veterans	Lebanon VA	The York CoC 10-Year Plan goals to end homelessness among veterans maintains consistency with the 10-Year Plan implemented by the Lebanon VA, whose catchment area includes York County.
York County Comprehensive Plan	York County Planning Commission	The York County Consolidated Plan has addressed housing and community development while the York County Comprehensive Plan has included components dealing with housing and community facilities. The goals overlap and the Consolidated Plan will be utilized to update the Housing and Community Development component of the Comprehensive Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County's approved Citizen Participation Plan ensures that all segments of the population are included and considered in the preparation of the five-year Consolidated Plan and each Annual Action Plan. Municipalities, public and private service agencies providing assisted housing, health services, social services, the York Housing Authority, the Continuum of Care and associated sub-committees, the York Housing Advisory Commission, and the Citizen Advisory Committee were all sought out, urged to participate, and invited to the public hearing.

A newspaper ad was published in three area newspapers inviting the general public to attend the public hearing in December 2017. E-mails were sent to representatives of the above groups inviting them to attend the public hearing. In addition, a flyer suitable for posting was included in the e-mail. The public hearing was held on December 19, 2017.

A display ad was placed in three local newspapers in December summarizing the document and inviting the public to comment on the 2018 Action Plan during the thirty-day comment period ending January 24, 2018. It was also noted that draft documents were available at select area libraries, the County Commissioners Office and the Planning Commission Office.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Underway	To be completed after public comment period.	No comments will be rejected.	
2	Newspaper Ad	Non-targeted/broad community	Underway	To be completed after public comment period.	No comments will be rejected.	
3	Internet Outreach	Non-targeted/broad community	Underway	To be completed after public comment period.	No comments will be rejected.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The County estimates that it will receive approximately **\$1,900,000.00 in CDBG funds, \$550,000.00 in HOME funds, \$177,000.00 in ESG funds, and \$595,835.00 in Continuum of Care funds in Program Year 2018. The County also estimates that it will receive \$900,000.00 in Weatherization funds.**

The County will use the financial resources at its disposal and will support applications by other agencies for discretionary Federal and State funds to achieve the affordable and supportive housing goals, community development goals, and HUD outcome measures set forth in the Consolidated Plan.

The County will utilize its CDBG Program, HOME Program, H- ESG Program, DOE/LIHEAP Energy Programs, Community Services Block Grant (CSBG) Program, and Social Services Block Grant (SSBG) Program to address local priorities of housing affordability, housing supply, supportive services, and housing conditions. These activities will include financing housing projects, providing needed public infrastructure consistent with the County's Comprehensive Plan, and providing supportive services, as appropriate and eligible.

The Affordable Housing Trust Funds are used primarily as a match for HOME Program funds and assist with funding the County's first time homebuyer program and HOME administration. For 2018, it is expected that a significant portion of AHTF monies generated throughout the Program Year, will be committed to the repayment of the Carriage Works Apartments loan. If any monies remain after funding these priorities, the County may authorize additional housing programs to benefit residents whose annual income is less than the County median household

income. **The County expects to generate \$250,000.00 annually.**

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,900,000	102,000	0	2,002,000	0	Agencies and municipalities applying for CDBG funding through the 3-Year Application/Funding process, must demonstrate the use of CDBG funds based on the ability to leverage other funds and include other entities in partnerships. The ranking committee process considers the projects leveraged funds in its review and overall scoring of the project. This method has worked for the County and its' ability to bring additional resources to the table. Activities undertaken in 2016 with CDBG funds will occur for the following project types: Public Facility and Infrastructure Improvements; Public Services; Housing Assistance (homeowner rehabilitation; Planning; Program Administration and Fair Housing (PA activity)).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	550,000	0	0	555,000	0	The HOME Program requires that an effort be made to leverage HOME Program funds with private funds. The required minimum match is \$1.00 HOME Program funds for each \$3.00 in private funds. The property owners share of the financing may come from personal savings, business cash flow or assets, financing obtained from commercial lending institutions, equity contributions of partners, et al. This requirement is analyzed during the underwriting process and identified in the HOME application. In addition, the AHTF can serve as HOME program match.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	177,000	0	0	177,000	0	Each ESG application received during the 3-Year Application/Funding process is required to demonstrate that the proposed activity meets the regulations set by HUD in the Interim Rule for the ESG program, including the documentation of available matching funds for each activity. The CoC Review and Ranking Subcommittee will not consider an ESG application without sufficient matching funds documented. In 2016, ESG funds will be used for Shelter Operations, Homeless Prevention, Rapid Re-housing and Program Administration.
Continuum of Care	public - federal	Housing Rapid re-housing (rental assistance) Transitional housing	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Admin and Planning Homebuyer assistance	0	0	0	0	0	
Other	public - federal	Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The York County Planning Commission is an active participant with the York County Economic Alliance. Through this partnership and the collaboration with the Redevelopment Authority of York, the County is updated throughout the year on publically owned land/property located within the jurisdiction that could be used for housing and community development activities that address the needs identified in the plan.

Discussion

Specific projects are identified in AP-35.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Counseling - Rental	2015	2019	Affordable Housing		Affordable Housing Housing Supportive Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
2	Rehabilitation	2015	2019	Affordable Housing		Affordable Housing Housing Conditions	CDBG: \$730,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Affordable Housing	2015	2019	Affordable Housing		Affordable Housing Housing Supply	HOME: \$550,000	Rental units constructed: 57 Household Housing Unit Homeowner Housing Added: Household Housing Unit
4	Homebuyer Assistance	2015	2019	Affordable Housing		Affordable Housing Housing Supply	HOME Prior Yr Funding	Direct Financial Assistance to Homebuyers: 10 Households Assisted
5	Fair Housing	2015	2019	Affordable Housing		Public Services	CDBG: \$10,000	Other: 4000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Emergency Shelter	2015	2019	Homeless			ESG: \$35,400	Homeless Person Overnight Shelter: 500 Persons Assisted
7	Transitional Housing	2015	2019	Homeless		Housing Supply Housing Supportive Services	Continuum of Care:	Overnight/Emergency Shelter/Transitional Housing Beds added:
8	Rapid Re-Housing and Homeless Prevention	2015	2019	Homeless Homeless Prevention		Rapid Re-housing and Homeless Prevention	ESG: \$128,325	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 5 Persons Assisted
9	Permanent Supportive Housing	2015	2019	Homeless		Affordable Housing Housing Supply Housing Supportive Services Rapid Re-housing and Homeless Prevention	Continuum of Care: \$328,353	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
10	Public Facility and Infrastructure Improvement	2015	2019	Non-Housing Community Development		Public Facility and Infrastructure Improvement	CDBG: \$690,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
12	Planning	2015	2019	Non-Housing Community Development Planning		Planning	CDBG: \$40,000	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Counseling - Rental
	Goal Description	
2	Goal Name	Rehabilitation
	Goal Description	Homeowner Housing Rehabilitated:
3	Goal Name	Affordable Housing
	Goal Description	Preservation, rehabilitation and development of affordable housing.
4	Goal Name	Homebuyer Assistance
	Goal Description	Direct Financial Assistance to Homebuyers.

5	Goal Name	Fair Housing
	Goal Description	Other:
6	Goal Name	Emergency Shelter
	Goal Description	Homeless Person Overnight Shelter:
7	Goal Name	Transitional Housing
	Goal Description	
8	Goal Name	Rapid Re-Housing and Homeless Prevention
	Goal Description	Homelessness Prevention: Rapid Re-Housing:
9	Goal Name	Permanent Supportive Housing
	Goal Description	
10	Goal Name	Public Facility and Infrastructure Improvement
	Goal Description	
11	Goal Name	Public Services
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit: Public service activities for Low/Mod Housing Benefit:
12	Goal Name	Planning
	Goal Description	Planning Activities will be undertaken in 2018.

Projects

AP-35 Projects – 91.220(d)

Introduction

In order to achieve the statutory goals of providing decent housing, providing a suitable living environment, and expanding economic opportunities, the County of York has set forth specific local housing and community development goals, objectives, and priorities in its Consolidated Plan. With regard to housing, the goal is to provide housing which is affordable, safe, sanitary, and decent for low and moderate income families and persons in York County, without discrimination, through increased production, available and affordable financing, code enforcement, demolition, interim rehabilitation assistance, and other related activities.

With regard to community development, the primary goal is to eliminate slums and blight, prevent blighting influences, provide needed community facilities and eliminate conditions which are detrimental to health, safety, and public welfare in York County neighborhoods and communities, principally those lived in by low and moderate income persons. It is also the goal of the County to assist in providing new or increased levels of service to low and moderate income persons, to promote planning activities in order to enable public officials and organizations to make informed decisions in areas affecting housing and community development, and to promote economic development in order to provide economic opportunities and employment for all segments of York County's labor force, but principally for lower income and unemployed persons.

Goals were developed in response to a "needs assessment" and with consideration of regulatory restrictions. In an effort to achieve these local goals and to meet the HUD objectives and outcomes identified in the Consolidated Plan, the County proposes to carry out an array of projects and activities during the 2018 Program Year.

In order to maintain consistency with HUD's Integrated Disbursement and Information System (IDIS), the "projects" proposed in the 2018 Action Plan identify broad areas of focus, such as public facility and infrastructure improvements; housing assistance; and planning. The proposed "activities", on the other hand, are specific actions taken in furtherance of a particular "project". For example, the County may implement a "project" entitled Public Facility and Infrastructure Improvements. The applications funded to carry out the project, such as street repairs, curb/sidewalk repairs, ADA improvement, or water line repairs, would be the "activities" within the "project". The combination of a project and its activities ultimately serve to meet an established program objective.

1. Public Facilities and Infrastructure
2. Public Services
3. Housing Assistance
4. Planning

5. CDBG Program Administration
6. Jewish Community Center – Diversity Acceptance Program
7. ESG18, York County, PA
8. HOME Program

Projects – UPDATE FILES BEHIND THIS TABLE – PUT 2018 IN DESCRIPTIONS!!!!!!!

#	Project Name
1	Public Facilities and Infrastructure Improvements
2	Public Services
3	Housing Assistance
4	Planning
5	CDBG Program Administration
6	Jewish Community Center - Fair Housing Activity
7	ESG 17, York County, PA
8	HOME Program

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The 2018 Annual Action Plan reflects the priority needs identified in the 2015-2019 Consolidated Plan. **Seventeen (17%) percent of CDBG funding is designated for Program Administration, 36.5% for Housing Assistance, 5.5% for Public Services, 34.5% for Public Facility and Infrastructure Improvements, 2% for Planning and 4.5% for Un-programmed Funds.**

The 2018 ESG funding has been allocated as follows: **20% Shelter Operations, 3% Homeless Prevention, 70% Rapid Re-Housing and 7% Program Administration.**

The HOME program will fund affordable housing development activities and the County’s First Time Homebuyer Program. Ten percent of funds will be designated to Program Administration and 15% will be for an activity carried out by a Community Housing Development Organization (CHDO).

Funding requests that required applications were reviewed, on-site visits were made where applicable, and applications were graded and then prioritized so that the greatest needs could be assessed. While preparing the Consolidated Plan, overall needs for affordable housing and helping people remain in their

homes were considered and funded accordingly.

Lack of sufficient resources is the greatest obstacle to address all of the identified underserved needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	
	Goals Supported	Public Facility and Infrastructure Improvement
	Needs Addressed	Public Facility and Infrastructure Improvement
	Funding	CDBG: \$690,000
	Description	Continue public improvement programs in low/mod income areas by upgrading housing, including shelters, public facilities and infrastructure. b. Provide assistance to upgrade or install new public facilities and infrastructure in those low/mod income areas where there are conditions threatening the health, safety and welfare of the public or causing the deterioration and blight of properties. c. Provide assistance to eliminate conditions which are a serious and immediate threat to the health and welfare of the community and are of recent origin. d. Provide assistance to the adaptive reuse of vacant, obsolete or deteriorated commercial, industrial, public, institutional, historic or large residential structures. e. Provide assistance for the removal of architectural barriers from publicly and privately owned facilities and infrastructure. f. Support applications that involve activities to improve or provide new public facilities and/or infrastructure in low/mod areas.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	6000
	Location Description	The 8 activities planned for 2018 are spread throughout York County. The municipalities include Delta Borough; Felton Borough; Franklinton Borough; Hanover Borough; Manchester Borough; North York Borough; New Salem Borough; and Yoe Borough (2).
	Planned Activities	See Activities List – Exec Summary
2	Project Name	Public Services
	Target Area	
	Goals Supported	Housing Counseling - Rental Homebuyer Assistance Public Services

	Needs Addressed	Housing Supportive Services Public Services
	Funding	CDBG: \$110,000
	Description	a. Provide assistance to municipalities and nonprofit agencies to provide improved and coordinated social services to low/mod income individuals and families including the development of community, medical and senior center; b. Provide assistance to non-profit agencies for the provision of adequate health care, housing and shelter, job training, family services, homebuyer and renter counseling and on-going community action programs, including programs for the physically and developmentally disabled and programs for those at risk of abuse, neglect or exploitation. c. Support funding applications that involve activities to provide new or increase the level of services for low/mod individuals and families.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10,728 individuals and families, for the most part of low/mod income levels, will benefit from the array of social services offered during 2018.
	Location Description	Public Service activities provide a County-wide benefit.
	Planned Activities	See Activities List – Exec Summary
3	Project Name	Housing Assistance
	Target Area	
	Goals Supported	Rehabilitation Affordable Housing
	Needs Addressed	Affordable Housing Housing Supply Housing Conditions
	Funding	CDBG: \$730,000

	Description	PROJECT DELIVERY - PERSONNEL & OPERATING: General management, oversight, and coordination of the Housing Assistance Program, including indirect and operating costs associated with the program. HOME IMPROVEMENT PROGRAM: Funds will be used for housing rehabilitation and Weatherization for low/moderate income property owners. Also, HOME Program delivery for both Housing Department and the York Housing Assistance Program.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate income homeowners will benefit from these housing assistance activities. It is anticipated that 30 homeowners will be assisted.
	Location Description	Housing Assistance Program will be open to all eligible homeowners throughout the County. Locations are identified by the application process that occurs consistently throughout the Program Year.
	Planned Activities	See Activities List – Exec Summary
4	Project Name	Planning
	Target Area	
	Goals Supported	Planning
	Needs Addressed	Planning
	Funding	CDBG: \$40,000
	Description	Direct anticipated CDBG resources and to support applications submitted to other entities in order to assist municipalities and governmental and non-profit organizations in conducting planning activities that include, but are not limited to: Alternative Energy & Energy Efficiency Provisions Capital Improvement Plans Zoning & Subdivision & Land Development Ordinances Comprehensive Plans The County's strategy encourages municipalities to prepare multi-municipal or regional plans by giving funding preference for HUD resources to applications that involve more than one (1) entity. The strategy also utilizes this funding preference to encourage municipalities to leverage other resources.
	Target Date	3/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	Planning activities will be undertaken in Delta Borough and Dover Township & Borough. An additional activity will be County-wide.
	Planned Activities	See Activities List – Exec Summary
5	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$330,600
	Description	CDBG Administration: To manage, coordinate and oversee projects involving housing and community development activities that primarily benefit low/mod income individuals and families.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Program Administration
6	Project Name	Jewish Community Center - Fair Housing Activity
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

	Description	Jewish Community Center project includes staff expenses for Diversity Education activities. Assist school districts to establish diversity committees, create diversity strategic plans, assess a school's climate, present diversity programs, and review policies and procedures for inclusiveness. Their services also extend to include diversity and fair housing trainings, such as one ongoing series with the Real Estate Association of York and Adams Counties a(RAYAC) related to new and upcoming real estate professionals and fair housing. Their bias awareness trainings are also adapted for business professionals, schools, law enforcement, etc.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	3,000 students and adults are expected to benefit from the training
	Location Description	Services provided at the York County Jewish Community Center.
	Planned Activities	Jewish Community Center - Diversity Education Program
7	Project Name	ESG 18, York County, PA
	Target Area	
	Goals Supported	Emergency Shelter Rapid Re-Housing and Homeless Prevention
	Needs Addressed	Housing Supply Rapid Re-housing and Homeless Prevention Public Services
	Funding	ESG: \$177,000
	Description	a. To support the operations of emergency shelter facilities which provide temporary shelters for homeless individuals, families, victims of domestic violence and drug/alcohol abuse. b. To expand supportive services for the homeless victims of domestic violence and victims of drug/alcohol abuse. c. To support funding applications to other entities that involve activities to meet the needs of the homeless, near homeless, and victims of domestic violence. d. To support homeless prevention and rapid re-housing activities. Project will also include ESG Administration performed by the grantee for grant management and program oversight. ESG Administration will be capped at 7.5% of the grant amount.
	Target Date	3/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	All activities will provide a County-wide service area.
	Planned Activities	See Activities List – Exec Summary
8	Project Name	HOME Program
	Target Area	
	Goals Supported	Homebuyer Assistance Rehabilitation Affordable Housing
	Needs Addressed	Affordable Housing Housing Supply Housing Conditions
	Funding	HOME: \$550,000
	Description	PROGRAM ADMINISTRATION: This activity involved management, coordination and oversight of the HOME Program activities. HOME Program Admin will be capped at 10% of the grant allocation. CHDO-HOUSING DEVELOPMENT - 15% of the HOME Program allocation for 2016 will be committed as CHDO Reserve Funds and programmed for a certified HOME CHDO activity. HOUSING DEVELOPMENT - The County will provide assistance to non-profit and for-profit housing developers for the preservation, rehabilitation and development of affordable housing, and, in addition, to fund a first time homebuyer program.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 57 low/moderate income families and first time homebuyers will benefit from HOME activities during 2018.
	Location Description	Dover Township & Springettsbury Township
	Planned Activities	HOME Program Administration (10% of the HOME Grant) CHDO - Housing Development (15% of the HOME Grant) HOME Housing Development

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County, as a whole, will be the targeted geographic area, with two exceptions: New construction and land acquisition will be targeted to designated “growth” areas, consistent with the County’s Comprehensive Plan. In addition, the York Homebuyer Assistance Program will be provided for existing units, located in identified “growth” areas of the County that are services with public water and public sewer facilities.

Community Development Activities include: Planning studies, are in four designated areas but the effect of the studies is widespread. Likewise, the services provided by public services activities stretch across the County. Public Facility and Infrastructure improvements are selected on an application process and are approved for income-qualified areas.

Housing Activities include applications, and subsequent approvals, for Home Improvement Program activities are generated from every corner of the area and are approved on the basis of a client’s eligibility. The annual household gross income may not exceed eighty percent (80%) of the Federally-established income limit. Loans will be provided as a zero percent (0%) deferred payment loan up to a maximum of \$25,000.00. Applications are taken throughout the Program Year.

Housing Development include the preservation, new construction and/or substantial rehabilitation to sustain or create affordable housing units, are funded with CDBG HOME and/or local AHTF dollars. The County advertises a request for proposals from developers of affordable housing. The proposals are reviewed and commitments made based on the County Policies and selection criteria.

Through the **Emergency Solutions Grant Program** the County may provide grants to homeless shelters and providers for homeless prevention activities and rapid re-housing activities. A request for proposals will be advertised and all applications received are reviewed by the County and York City and County Continuum of Care (CoC) PA-512. In order for a project or activity to be funded under this program, it must: Be an eligible activity under the ESG Program requirements and have matching funds; If funds are for a shelter, it must have been in operation for at least one (1) year; the applicant must assist in obtaining appropriate support services and other available assistance for the homeless; and the activity must be consistent with the County’s Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County does not designate any particular area as a priority area. From the processes detailed above, it can be ascertained that activities and projects are distributed throughout the County, mostly in low/mod income areas. There are some instances where the County has concentrated some funding to assist a community in achieving a particular goal.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Barriers to affordable housing are addressed in York County's Analysis of Impediments to Fair Housing Choice of 2012. The County has updated its analysis of existing conditions and trends as they relate to housing and the housing market, the current fair housing profile, and impediments to fair housing choices. The County will continue to review the following:

1. The cost of housing in York County and consider how it affects its residents' ability to afford housing in the County
2. The availability of affordable rental housing
3. Its relationship with the local brokerage services
4. Its ability to affect positive changes that will disseminate to the general public information on programs designed to assist them with housing
5. Its ability to influence municipalities in regard to their zoning and subdivision/land development regulations, their building codes and sewer/water tap-in fees.

During 2018, the County will take the following actions to overcome the effects of impediments:

1. Continue the support of County-funded tenant/landlord counseling and emergency rental assistance
2. Fund a first-time home buyer program
3. Continue to support public service agencies addressing housing services
4. Continue the County's Home Improvement and Sewer Hookup Programs
5. Continue the County's Housing Development Program providing safe, decent, and affordable rental housing for low/moderate income households.
6. Continue to work with the York Housing Authority
7. Continue to work with a certified Community Housing Development Organization (CHDO) to continue development of affordable housing
8. Support the Affordable Housing Trust Fund (AHTF) which supports construction and rehabilitation of

affordable housing and supports the First Time Homebuyer Program (YHAP)

9. Continue YCPC's comments related to affordable and fair housing in its review of municipal zoning ordinances and subdivision and land development ordinances

10. Continue support of the Healthy York County Coalition established to increase quality, affordable, accessible housing opportunities for the citizens of York County

One Year Goals for the Number of Households to be Supported	
Homeless	35
Non-Homeless	10
Special-Needs	0
Total	45

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	57
The Production of New Units	10
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	97

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The York Housing Authority (YHA) provides public housing within the County of York.

Actions planned during the next year to address the needs to public housing

The York Housing Authority will continue to emphasize home-ownership and encourage all eligible public housing residents to become homeowners. Through existing and proposed programs, public housing residents will be encouraged to own their own home. The Housing Authority currently operates a Turnkey III Homeownership Program, providing low income households the opportunity to purchase their City home through a lease to purchase method.

The YHA will also continue to use its Capital Fund grant to make physical, operational and management improvements at its various housing developments and administrative sites.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The York Housing Authority will continue to encourage and receive resident input regarding improvements, policies, and procedures that affect them. Comments are, and will continue to be, requested regarding physical and management improvements, and whenever lease revisions are completed. Existing resident councils will have involvement with YHA management operations and modernization needs. Resident council officers serve on YHA's Resident Advisory Boards (RAB). YHA proposes two actions to increase resident involvement in management:

- RAB membership will be extended to residents of developments that do not have a Resident Council.

When possible and appropriate, the Resident Initiative Coordinator will increase the involvement of residents in meetings with outside agencies or committees. Resident ideas and suggestions may continue to flourish in this environment, resulting in increased collaboration among agencies.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The York County Planning Commission (YCPC) serves as the lead agency of the York City/County Continuum of Care PA-512, and manages and implements the HMIS grant/system, 10-Year Plan to End Homelessness, CoC Planning Grant, and is the ESG administrative agency. The County will be active in the implementation of the 10-Year Plan and homelessness strategy identified in this plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Reaching out to homeless persons and addressing their needs will be accomplished by the County's following actions:

1. Continuance of funding to the Lancaster Housing Options Program (LHOP) for their Rental Counseling activity through County CDBG funding.
2. Continuance of funding the Bell Socialization Services Emergency Shelter Staff expenses through County CDBG funding, providing case management services to residents of their emergency shelter.
3. The County's proposal to the City/County's CoC to continue the availability of funding for operating expenses for family, men, and domestic violence emergency shelters through the 2018 ESG program.
4. The County will continue to support public and non-profit agencies in utilizing programs that assist homeless persons to make the transition to permanent housing and independent living through maintaining existing supportive services, supportive housing, and affordable housing units.
5. The County will continue to take the responsibility of CoC Lead Agency and to provide technical assistance and staff support to the York County/City CoC in their preparation of the "10 Year Plan to End Homelessness" including goals and objectives that lead to coordinated strategies for shortening the period of time that individuals and families experience homelessness, facilitating access to affordable housing units, and preventing those who were recently homeless from becoming homeless again.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Family Shelter Operations; YMCA of York & York County, Emergency Men's Shelter Operations, YWCA of Hanover, Emergency Shelter Nights; and YWCA of York, ACCESS-YORK Emergency Shelter Operations through ESG funding. The County is addressing Homeless Prevention by funding the Community Progress Council's Rental Assistance and Rapid Rehousing Programs with ESG funds. As CoC

Lead Agency, the County provides assistance to the YWCA for its' transitional housing renewal application/project funded by the CoC Program.

In addition, the County's CDBG program funds five Public Services subrecipients who offer services such as emergency family services, homebuyer assistance, renter counseling, adult learning services and a program for persons discharged into the community all of which are services that stem homelessness

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

York County has made Rapid Re-housing (RRH) a priority and had a new RRH program funded through the CoC and ESG programs. The County's RRH began 2014 under the umbrellas of both programs. In addition, to prevent homelessness York County provides Pennsylvania Homeless Assistance Program (HAP) dollars in the form of rental and security deposit assistance to individuals and families who are at risk of losing their homes and to those who need help with a down payment of first month's rent to get into a home of their own. Rental assistance and RRH funds in York also come with mandatory case management sessions, as well as a need to show that stability is possible based on income after the assistance is received - to ensure that individuals served will be stable on their own and not return to homelessness in the future. Community Progress Council manages both the ESG rapid re-housing and homeless prevention program, the HAP rental and security deposit assistance, and is in the process to lead the coordinated assessment/entry for the County, which will coordinate housing efforts amongst providers to ensure those who need the housing most, are the first ones served. The County will continue to manage the Homeless Management Information System (HMIS) so that a database of information is available to local agencies serving the homeless and to the CoC and is able to identify subpopulations and their needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

- The County will encourage the CoC to continue the availability of funding for Rental Assistance for persons at risk of homelessness. This is already in progress as ESG funds have been identified for Rapid Re-housing in the community, and two Rental Assistance/RRH grants have also been

created through reallocation of CoC funds in the last two years. All rental assistance is currently handled by the same non-profit provider, who will also be taking on the role of Coordinated Entry agency in the near future, assuring that those who need the help most urgently are the first ones served.

- The County will continue to provide technical assistance and staff support to the CoC in its implementation of the “10 Year Plan to End Homelessness”. Goals and objectives will include strategies specific to persons being discharged from publicly funded institutions and systems of care or receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.
- The County will work with housing developers to provide additional affordable rental units and to expand rental assistance programs. While these units will be available for the general population as a whole, efforts will be made to coordinate emergency, transitional, and permanent housing resources to provide greater opportunities for independent living.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing are addressed in York County's Analysis of Impediments to Fair Housing Choice of 2012. The County has updated its analysis of existing conditions and trends as they relate to housing and the housing market, the current fair housing profile, and impediments to fair housing choices. The County will continue to review the following:

1. The cost of housing in York County and consider how it affects its residents' ability to afford housing in the County
2. The availability of affordable rental housing
3. Its relationship with the local brokerage services
4. Its ability to affect positive changes that will disseminate to the general public information on programs designed to assist them with housing
5. Its ability to influence municipalities in regard to their zoning and subdivision/land development regulations, their building codes and sewer/water tap-in fees.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Zoning regulations have the most profound impact on housing in a community. In York County, zoning ordinances are enacted and enforced by each of the 72 local municipalities, not the County. Zoning regulations, which can be different in each municipality, affect what types and numbers of housing that can be built and affects the cost of the housing. Likewise, subdivision/land development regulations, building codes, sewer and water tap in fees affect housing availability for all segments of society.

The planners in the Current Municipal Planning Department of the York County Planning Commission continue work on an on-going project of reviewing affordable housing incentives and impediments in each municipality's municipal and sub-division ordinances. They look for specific wording that indicates either incentives or impediments and look for recent actions that do the same. A master list including each municipality along with notes on each are kept and updated by the staff. Overall, the planning staff has a good rapport with municipal representatives, and the staff attends in-house review sessions with over 20 of the 72 municipalities in York County. The planners use their good rapport and attendance at municipal meetings to reinforce the importance of planning for affordable housing. The planning departments, in addition to the Housing and Community Development division of the Planning

Commission, is dedicated to educating and guiding municipalities in order that they understand the impact of local regulations on the availability of affordable housing – an on-going process.

In addition to the efforts mentioned above, in 2018 the County will take the following actions to overcome the effects of impediments to affordable housing:

1. Continue the support of County-funded tenant/landlord counseling and emergency rental assistance
2. Fund a first-time home buyer program
3. Continue to support public service agencies addressing housing services
4. Continue the County's Home Improvement and Sewer Hookup Programs
5. Continue the County's Housing Development Program providing safe, decent, and affordable rental housing for low/moderate income households.
6. Continue to work with the York Housing Authority
7. Continue to work with the York Area Development Corporation to continue development of affordable housing
8. Support the Affordable Housing Trust Fund (AHTF) which supports construction and rehabilitation of affordable housing and supports the First Time Homebuyer Program (YHAP)
9. Continue YCPC's comments related to affordable and fair housing in its review of municipal zoning ordinances and subdivision and land development ordinances
10. Continue support of the Healthy York County Coalition established to increase quality, affordable, accessible housing opportunities for the citizens of York County

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The County will engage in numerous actions to help address the housing and community development needs of the community, especially low/moderate income residents.

Actions planned to address obstacles to meeting underserved needs

The chief obstacle to meeting underserved needs is a lack of, or inadequate, resources - both financial and program staffing. The County will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of County residents. The County will support the efforts of service agencies to maximize the use of available resources and to obtain additional resources whenever possible. In addition, the County will engage in the following actions planned to assist those with underserved needs for 2018:

- The County will continue to support the Healthy York County Coalition, which was established in 1995, to make strides in its effort to improve the quality of life for the citizens of York County. The task force on housing, literacy, and environmental health organized awareness and educational campaigns will identify needs and develop a strategy to address the needs. School districts, community organizations, citizen groups, municipal officials, professionals, social service organizations, and parent/youth groups are among the array of people that have provided a wealth of information that will help the Coalition and its various task forces to develop programs and strategies to improve the quality of life in the County.
- The York County Planning Commission (YCPC) staff will continue to maintain, update and implement the County Comprehensive Plan. Through the "Municipal Consulting Program," the YCPC staff is coordinating development and land uses between neighboring municipalities. The staff also frequently makes presentations to community groups and private sector organizations to gather support for the Plan. With continued support, the Plan will serve as a valuable guide for planned growth and coordinated community development, resulting in a more cost-efficient provision of needed public/community facilities, infrastructure, and services, as well as economic development opportunities.
- Approximately five and a half percent (5.5%) of the County's CDBG funds are designated for use by public service activities for Program Year 2018. The agencies that will receive funding provide an array of services to meet under-served needs such as adult learner services, homeless prevention, mental health and substance abuse counseling, family counseling, housing counseling, health services, handicapped services, and employment/job training. The County's Office of Human Services and Office of Community Services also provide assistance to many public service agencies to meet under-served needs.
- Through public hearings and public meetings, as well as through the County's Citizen Advisory Committee, the County will continue to solicit comments and concerns from its residents.

Effective communication is necessary to identify needs, establish goals, and carry out objectives.

- CDBG and HOME Program monies will be used to preserve, rehabilitate, and/or develop additional affordable housing units for low/moderate income households, including families, elderly, and persons with special needs.

The York Housing Authority will continue to offer an array of programs for Section 8 participants. These programs are designed to encourage participants to pursue job training, educational opportunities, and/or employment with the ultimate goal of achieving economic independence and self-sufficiency.

Actions planned to foster and maintain affordable housing

CDBG and HOME Program monies will be used to develop additional affordable rental and home ownership housing units for low/moderate income households, including families, elderly and persons with special needs.

The County will continue to expand its Home Improvement Program in 2018 by offering a grant program that will provide resident homeowners who qualify with up to \$5,000.00 for qualifying repairs to their homes with no requirement of security. Applicants must be 55 or older, handicapped or disabled and meet income guidelines. The County will designate \$60,000.00 from its Housing funds to spearhead the program.

The County will continue to work with its Loan Committee to address housing needs in the County.

Actions planned to reduce lead-based paint hazards

In accordance with the County's Lead-Based Paint Hazards Strategy, the following actions will continue to be taken to address lead-based paint hazards:

- Applicants for homeowner rehabilitation, through the County's Home Improvement Program, will be provided with information concerning lead-based paint (LBP). The information alerts families of where lead-based paint can be found in their home, where it is likely to be a hazard, and the need to have children tested. It also informs them of how to check their homes for lead and measures that can be taken to reduce lead hazards. LBP hazard assessments are conducted on all Home Improvement Program cases in accordance with the HUD Regulation (24CRF35).
- Lead-based paint hazard assessments are conducted in homes dating back prior to 1978. The rehabilitation specialist, who is a certified risk assessor, will conduct a visual assessment of lead in the home. If lead is detected, testing and the manner in which the hazard is controlled is specified and remediation work is completed by a qualified contractor. Clearance and lab

testing verify the property is free of lead-based paint hazards.

- A percentage of HOME program rental units are also inspected annually and monitored for the maintenance of lead-based paint hazards.
- Homes in the First Time Homebuyers Program are inspected for lead-based paint and are disqualified from the program unless abatement is successfully performed.

Actions planned to reduce the number of poverty-level families

In accordance with the County's Anti-Poverty Strategy, which is to provide education, affordable housing, and an array of social services to reduce poverty wherever it persists, the following actions will be taken to address anti-poverty:

- The County will utilize available resources to increase the availability of affordable housing by providing funding for rental housing development projects that will be occupied by low/moderate income persons/families.
- The County will use HOME funds to financially assist low income first time homebuyers with the purchase of a home in the County. CDBG funds will be used to provide housing related counseling to first time homebuyers through Bell Socialization Services.
- The Planning Commission will continue to collaborate with the Office of Domestic Relations, the Department of Human Services, the Department of Community Services, and the Department of Mental Health/Mental Retardation, as well as an array of public service providers, to insure a continuum of services and programs for low/moderate income persons/families, including those with special needs.
- The County will continue to support the York Housing Authority which offers an array of programs for Section 8 participants. The programs are designed to encourage participants to pursue job training, education opportunities, and/or employment with the ultimate goal of achieving economic independence and self-sufficiency.
- The County's Home Improvement Program will enable low/moderate income homeowners to continue to occupy their homes by providing an affordable means to do necessary repairs.
- The County will fund the York County Literacy Council's Adult Learner Services Program, that will provide a referral service for jobs, education and other services.

Actions planned to develop institutional structure

The County of York has a complex institutional structure that is governed by a three (3) member Board of Commissioners. The York County Planning Commission (YCPC) was designated by the Commissioners to administer the County's Housing and Community Development Programs, and the Human Services

Division of the County includes eight (8) departments as follows:

- Human Services Department
- York/Adams Drug and Alcohol Program
- York/Adams Health Choices Management Unit
- York/Adams Mental Health-Mental Retardation Program
- York County Area on Aging
- York County Children and Youth Services
- York County Department of Veterans Affairs

York County Youth Development Center, The Human Services Department and the Emergency Food and Shelter Board, which is comprised of representatives of various housing and human service providers and funding agencies in the County, coordinate the planning and delivery of HUD, FEMA and HHS-funded public service and emergency shelter grant programs. The Housing and Community Development Departments within the YCPC administers the HUD funded CDBG, HOME, and ESG programs. In addition, the HCD staff administers other Federal, State, and local housing and community development programs on behalf of the County and provides technical assistance to other County department, City of York staff, and not-for-profit and for-profit entities in the planning and delivery of their housing and community development programs. For example, the HCD staff has coordinated workshops on housing issues, bringing together Federal and State representatives and experts with local housing operators, service providers, developers and County departments. The County considers the following local partners in Housing: Bell Socialization Services, Inc.; Community Progress Council, Inc.; Healthy York County Coalition; Housing Authority of the City of York; Lancaster Housing Options Program (LHOP); Realtors Association of York and Adams Counties; Private Developers; York Area Development Corporation; York Habitat for Humanity; YWCA of York; YWCA of Hanover, YMCA of York and York County; and United Way of York County. The County considers the following local partners in Community Development – Public Services and Public Facilities: The ARC of York County; Community Progress Council, Inc.; Family First Health Corporation; The Jewish Community Center; Penn-Mar Organization; United Way of York County; Municipalities; Utilities, Authorities, and Commissions; Pennsylvania Department of Transportation; and Historic York, Inc. Gaps in the Institutional Structure exist, and actions must be taken to close those gaps. Coordination between public and private housing and social service agencies is discussed below

Actions planned to enhance coordination between public and private housing and social service agencies

Human Services agencies do not always have the technical ability to develop housing for their service populations. On an individual project level, partnerships between human services and housing providers have been able to provide the connection between service and housing needs, but on a system level, gaps remain. Recommendations include a county-based homeless planning group; a positive step in this direction was the establishment of the County's local Continuum of Care

Committee. Other suggestions for improvement have been inter-agency training and cross-disciplinary team approaches to individual consumer needs.

Another gap relates to the need to develop a centralized management information system with the objectives of providing information, improving coordination and cooperation between departments and agencies, and reducing consumers' need to resubmit basic information. The County has addressed this gap by implementing the HMIS system for homeless providers and designing a common data collection and an outcomes reporting system for County departments and partners.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following information provides an overview on the program specific requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships and Emergency Solutions Grant (ESG) Programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	102,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	102,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

York County does not intend to use other forms of investment but will limit activities to investment forms identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

1. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Provisions: The County of York provides Direct Home Subsidy through established programs that provide assistance to enable a first time homebuyer to purchase a home. These programs are funded with HOME allocations. Affordable Housing Trust Fund (AHTF) dollars, which provides the County's match for the HOME program, may also be used. In developing the Program, recapture guidelines have been established to recoup all or a portion of any HOME assistance to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The Recapture guidelines are included in each homebuyer's HOME Program Agreement and Mortgage Note if HOME funds were utilized. The percentages for the amount of the forgiveness of the Loan are cumulative on each of the anniversary dates to determine the total amount of forgiveness by the County to the homebuyer. If the homebuyer sells, transfers, encumbers, or otherwise disposes of the property during the affordability period, a prorated amount of money will be due to the County of York, however if the net proceeds from the sale of the property are insufficient to recapture the principal due, the County will only recapture the net proceeds to satisfy the loan. If the Homebuyer occupies the property for the full affordability period, the loan balance will be forgiven in full at the end of the term at a percentage per year based on the number of years in affordability period requirement.

Resale Provisions: The County has developed programs to promote the creation of additional safe, sanitary, affordable housing for low income qualified purchasers by encouraging local developers to acquire, rehabilitate and resell properties located in York County. These programs are funded with HOME allocations and Affordable Housing Trust Fund (AHTF) dollars. In developing the Programs, resale guidelines have been established to ensure that the HOME-assisted unit remains affordable over the entire period of affordability. The resale provision requires that if a designated affordable unit does not continue to be the principal residence of the original homebuyer for the duration of the affordability, the housing will be made available for subsequent purchase only to a low-income buyer who will use the property as their principal residence. This option ensures that the HOME assisted unit remains affordable over the entire affordability period. In the Resale Provision the County will elect the option of "designating an affordable unit". When a unit is designated

affordable and it is sold during the affordability period, the sale must meet the following criteria:

- The property must be sold to another low-income buyer who will occupy the unit as his or her principal residence
- The original homebuyer must receive a fair return on investment, which will include any initial investment, such as downpayment and any cost of capital improvements to the property
- The property must be sold at a price that is “affordable” to a reasonable range of low-income buyers

The County will use a recorded deed restriction, covenant running with the land or other similar mechanism to secure resale provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A summary of the guidelines for resale or recapture are above in Item #2. How it applies in terms of the affordability period is noted below:

Affordability Period: In the **recapture provision**, the period of affordability is based on the amount of HOME funds provided as direct assistance to the buyer. Direct assistance includes any downpayment/closing cost assistance, gap financing, or sales price write-down assistance. In the **resale provision**, the period of affordability will be based on the amount of HOME funds invested per unit. The chart below reflects the County required affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Since the County does not intend to refinance any debt secured by housing that is being rehabilitated with HOME funds, no Refinancing Guidelines have been adopted by the County.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
ESG written standards are attached in the AP Administration Page AD-26.
2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

The York City and County CoC is currently maintaining a centralized/coordinated assessment/entry system. The oversight process will be conducted within the CoC with the York County Planning Commission taking the lead. Established coordinated entry (CE) model/approach and then identifying the assessment tool to be used universally throughout the County. Written standards are being outlined and the system used for the inventory of resources to be used and accessed by homeless provider agencies will be set.

Once the CE system is established, the process, goals and action steps will be identified in Theme 5 of the York 10-Year Plan to End Homelessness.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Solicitation of applications for ESG activities from public agencies and non-profit organizations began in February, 2017 for the 2018-2020 County 3-Year Funding Plan for the CDBG and ESG Programs. "Request for Proposals" were sent to current homeless services providers, and to public agencies and non-profit organizations. A public notice was placed in local newspapers and on the YCPC website. Application forms and instructions were e-mailed and sent regular mail with the notices, and made accessible via the YCPC website. A funding allocation plan and funding process, were approved by the CoC on June 25, 2017.

As of June 9th, 2017, a total of 8 applications from 7 entities were received and logged by staff. Applications from homeless providers and non-profits in the County were reviewed for funding based on their consistency with HUD requirements and York County's 10 Year Plan to End Homelessness. In addition, each application was required to demonstrate that the proposed activity met the regulations set by HUD in the Interim Rule for the ESG program, including: document availability of matching funds for each activity for each year of funding requested; demonstrated commitment to maintain a shelter for the period of funding; and demonstrated use of centralized/coordinated assessment system and commitment to data entry in County Homeless Management Information System (HMIS) (victim service providers may choose not to use the assessment system).

Finally, each application was reviewed for consistency with one or more of the following three components of the York County ESG program, as established by One Year Action Plan and Written Standards and the funding allocation plan approved by the CoC:

1. "Emergency Shelter" payment for shelter operations;

2. "Homeless Prevention" short-term rental assistance; and
3. "Rapid Re-housing" short-term rental assistance.

The process of reviewing the applications and selecting activities for funding began with the staff distributing to the CoC Review and Ranking Subcommittee the projected amounts for ESG program funding, copies of the applications, and standard review and ranking forms. The CoC R&R subcommittee met to review and rank each application. The subcommittee chair presented the list of recommended activities with funding amounts to the full CoC. The full CoC approved the recommendations and forwarded them to the County Commissioners.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

York County has been successful in meeting the homeless participation requirement. Two previously-homeless persons have become a very active component in the York City/York County Continuum of Care. The CoC Governance Charter sets forth the specific requirement for meeting this component for the CoC locally.

4. Describe performance standards for evaluating ESG.

ESG-funded agencies are required to outline their agency-specific goals at the time of contracting, and those goals become part of the contractual document. Agencies are mandated to submit quarterly reports to the County and are monitored on-site once per year to determine if the agency is meeting their goals. Invoices are also monitored prior to payment to ensure that expenses are reasonable, accurate, and appropriate. All goals created by the agencies must be in compliance and follow the lead of the 10 Year Plan to End Homelessness, as well as the CoC-related goals. In addition to contractual goals, the Review and Ranking sub-committee of the York City/County CoC also reviews projects for ESG funding and determines their monetary amounts based on previous experience (where applicable) and ability to spend down money while meeting local goals to end homelessness.

Attachments

